WARRANTY DEED

Bill Garrett Davidson County
Batch# 14359 **DEEDWARR**
10/17/2017 10:41:34 AM 2 pgs
Fees: $13.00 Taxes: $1,339.40

20171017-0106249

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

State of TN
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires MAR 3, 2021

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy K. Bethany	Timothy K. Bethany	126-16-OA 179.00 CO
(NAME)	(NAME)	
7105 Shady Oaks Dr.	309 Goldenrod Court	
(ADDRESS)	(ADDRESS)	
Bartlett, TN 38133	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Phillip K. Massey and wife, Roxanne J. Massey** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy K. Bethany and Ali M. Bethany,** husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, TN, BEING Lot No. 73, on the Plan of Riverwalk, Phase 1A, Section 2 and Phase 1B, Section 2, of record in Instrument No. 20021022-0129510, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed to Phillip K. Massey and wife, Roxanne J. Massey, by Warranty Deed from The Jones Company of Tennessee, L.L.C., dated June 30, 2004, of record in Instrument No. 20040702-0079451, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees, all matters appearing on the Plan of record in Instrument No. 20011024-0115969 and Instrument No. 20021022-0129510; Restrictions of record in Instrument No. 20011105-0121083; Instrument No. 20020424-0050565; Instrument No. 20040430-0049313; Instrument No. 20040506-0051985; Instrument No. 20050308-0025001; Instrument No. 20060320-0031638; Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502; Articles of Incorporation/ Charter of record in Instrument No. 20020425-0051371; Easement for power lines of record in Book 751, page 375 and Book 787, page 7; Easement for right of way of TVA of record in Book 4205, page 194; Book 4426, page 715 and Book 4257, page 647; Easement for utilities of record in Book 7526, page 315; Book 7526, page 318; Book 7526, page 324 and Instrument No. 20041207-0145471; Easement for road/ utility and access of record in Instrument No. 20010706-0072536 and Instrument No. 20021125-0145984; Easement for cable of record in Instrument No. 20140114-0003778; Stormwater Detention Agreement of record in Instrument No. 20010919-0101279; Instrument No. 20021119-0143687 and Instrument No. 20040826-0103240; Railroad rights of record in Book 513, page 396; Landscape agreement of record in Instrument No. 20010919-0101280; and Conveyance for open space and common areas of record in Instrument No. 20020424-0050564; Instrument No. 20040827-0103644 and Instrument No. 20071220-0145869, all of record in the Register's Office for **Davidson** County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 309 Goldenrod Court, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13 day of October, 2017.

Philip K. Massey

Roxanne J. Massey

State of Mississippi
County of Lafayette

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Philip K Massey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Oxford, MS, this 13th day of October, 2017
(City) (State)

STATE OF MISSISSIPPI ELIZABETH DALTON ID No 63412 NOTARY PUBLIC Comm Expires July 9, 2021 LAFAYETTE COUNTY

Notary Public
My Commission Expires: July 9, 2021

State of Mississippi
County of Lafayette

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Roxanne J. Massey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Oxford, MS, this 13th day of October, 2017.
(City) (State)

Notary Public
My Commission Expires: July 9, 2021

STATE OF MISSISSIPPI ELIZABETH DALTON ID No 63412 NOTARY PUBLIC Comm Expires July 9, 2021 LAFAYETTE COUNTY

File No. 26273